

Pleasure Cove Summary of Values

Cost Approach

FAIR VALUE ESTIMATES

Dock & Fueling Improvements

Houseboat Dock & Pumpout Equipment	\$141,376
HB Dock Gangway	\$47,462
Fueling Dock*	\$300,000
Cov. Dock #4	\$202,622
Pump-Out Dock	\$12,854

Dock & Fueling Improvements Subtotal	\$704,315
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Sewer & Water Plant Upgrades

Upgrades to existing systems	\$15,961
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Sewer & Water Plant Upgrades Subtotal	\$15,961
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Building Improvements

Restroom Building	\$207,433
Modular Log Home w/Covered & Open Decks	\$141,124

Building Improvements Subtotal	\$348,557
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Grand Total	\$1,068,833
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* Fueling dock was unassembled at time of inspection. Value is concessionaire's estimate.
